

LUXURY STANDARD FEATURES & FINISHES

SOUTH CORNELL PHASE 2 2-CAR GARAGE TOWNHOME COLLECTION BY COUNTRYWIDE HOMES



- Approximately 9" ceiling height on all floors (except basement)
- Approximately 3" wide, stained engineered hardwood throughout (from vendor's standard samples)
- Imported 12"x24" floor tile in foyer(s), powder room, laundry room, and all bathrooms, (as per plan)
- Smooth ceilings throughout all floors
- Quality crafted kitchen cabinets with matching crown molding and extended height uppers
- Quartz countertops in kitchen/servery areas (as per plan) from vendor's standard samples
- Upgraded profile 5-1/4" baseboards and 3" casings throughout all doorways, square archways (where possible) and windows
- Stained finish Oak veneer stairs (treads and risers) with square plain black metal pickets from vendors standard sample, with approximately 3" handrails

- Primary Ensuite shower stall with frameless glass enclosure, 2 recessed pot lights and one RAIN shower head, and one handheld shower fixture as per plan
- Primary ensuite to receive quartz countertop, crisp white undermount vanity sink(s) with single lever chrome faucet
- Upgraded Free standing soaker tub in Primary Ensuite as per plan
- 10 LED pot lights throughout
- 2 USB outlets receptacles throughout
- Rough-in central vacuum system
- 200amp electrical service



Technology Package consisting of:

- One (1) Front Door Video Intercom;
- One (1) Smart Lock for the Garage Doors (if grade permits);
- Two (2) Smart Light Wall Switches;
- Two (2) Smart Flood Sensors;
- One (1) Smart thermostat;
- One (1) M4 Panel;

*See Sales Representative for details

**SOUTH CORNELL PHASE 2
2-CAR GARAGE TOWNHOME COLLECTION BY COUNTRYWIDE HOMES**

STATELY EXTERIORS

- 1. Contemporary inspired architecture utilizing brick, stone, stucco, prefinished siding as per elevation.
- 2. Precast concrete windowsills, headers and arches, as per elevation.
- 3. Black metal accent roof(s) as per elevation and other roof areas to receive Limited Life (manufacturer's warranty), self-sealing asphalt shingles.
- 4. Exterior aluminum and/or glass railings. As per elevation.
- 5. Low maintenance aluminum soffits, fascia, eavestroughs and downspouts.
- 6. Elegant Coach lights at all doorways on all elevations.
- 7. Fully paved driveways, base and topcoat.
- 8. Fully sodded front and rear yards and precast concrete slabs at exterior entrances.

SUPERIOR DOORS AND WINDOWS

- 9. Energy efficient colour coordinated taller vinyl casement windows (as per plan). All operating windows to be screened.
- 10. Patio sliding doors and/or garden door(s) at rear, leading to porches, patios, as per plan.
- 11. Approximately 8' high insulated metal front entry door(s) with decorative glass inserts as per elevations, satin-nickel grip set and finished passage and deadbolts on all side and rear entry doors.
- 12. Stylish metal insulated sectional roll-up garage doors with decorative glazing, as per plan.

LUXURIOUS INTERIORS

- 13. Approximately 9' ceiling height on ground floor, main floor and upper floor, and standard height ceilings in basement as per plan.
- 14. Standard height two panel smooth style interior doors.
- 15. Satin nickel levers and hinges throughout.
- 16. Smooth ceilings throughout all floors.
- 17. Electric "LINEAR" fireplace with matching black metal surround. All fireplaces are installed approximately 18" above the finished floor. (as per plan).
- 18. Upgraded profiled 5-¼" baseboards and 3" casing throughout all doorways, square archways (where possible) and windows.
- 19. Stained finish Oak veneer stairs (treads and risers) with square plain black metal pickets from vendors standard sample, with approximately 3" handrails.

EXCEPTIONAL FLOORING

- 20. Approximately 3" wide, stained engineered hardwood throughout (from vendor's standard samples).
- 21. Imported 12"x24" floor tile in foyer(s), main hall, powder room, laundry room, mud room and all ensuites and/or bathrooms, basement finished foyer(as per plan), from Vendor's standard samples.

GOURMET KITCHEN

- 22. Quality designed cabinetry with extended height upper cabinets (from vendor's standard selection), matching crown molding on upper cabinets and light valance trim only. (Electrical not included. Bulkheads may be required above kitchen cabinetry due to mechanical and or plumbing requirements).
- 23. Islands and/or pantry cabinets as per plan.
- 24. Flush breakfast bars in kitchen, as per plan.
- 25. Quartz countertops in kitchen/servery areas (as per plan) from vendor's standard samples.
- 26. Stainless steel undermount kitchen sink and single lever chrome faucet with integrated pull-out spray.
- 27. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS

- 28. Quality designed cabinetry (from vendor's standard line) with laminate countertops (from vendors standard samples).
- 29. Imported 8"x10" or 13"x13" tiles from the vendors standard samples in all bathtub and shower enclosures up to underside of ceiling.
- 30. Upgraded vanity light fixtures in all bathrooms.
- 31. All bathrooms receive upgraded water efficient two-piece elongated toilet.
- 32. Powder room to receive mirror and upgraded pedestal sink with single lever chrome faucet.
- 33. Crisp white porcelain vanity sinks in all ensuites and/or bathrooms with chrome faucet and mechanical pop-up drain.
- 34. Primary Ensuite shower to include frameless glass enclosure, door with chrome hinges and handle, mosaic floor tiles, two recessed waterproof pot lights, one rain shower head and one handheld shower fixture.
- 35. Upgraded freestanding soaker tub with deck mounted chrome tub filler in Primary Ensuite, as per plan.
- 36. Deep acrylic soaker tubs for all other ensuites and/or bathroom, as per plan.
- 37. Primary ensuite to receive quartz countertop, crisp white undermount vanity sink(s) with single lever chrome faucet.

FUNCTIONAL LAUNDRY ROOM

- 38. Base cabinet with drop-in stainless steel utility sink and laminate countertop with single lever chrome faucet, in all finished laundry rooms as per plan.
- 39. All required plumbing, electrical and venting rough-ins will be provided for future Washer and Dryer installation.

COMFORT AND PEACE OF MIND FEATURES

- 40. Control switch located on the interior of home near the garage to power off future garage door opener as an added security feature.
- 41. Rough-in central vacuum piping with all runs collected and terminated to the basement.

**SOUTH CORNELL PHASE 2
2-CAR GARAGE TOWNHOME COLLECTION BY COUNTRYWIDE HOMES**

- 42. Two exterior hose bibs are included, one at the front and one at the rear in the garage.
- 43. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
- 44. Programmable thermostat.
- 45. Shut off valves for all sinks and toilets.
- 46. Door chime at front entry door.
- 47. Duct cleaning completed prior to occupancy.
- 48. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

LIGHTING, ELECTRICAL AND TECHNOLOGY

- 49. 200 amp electrical service.
- 50. Comfort height white Décora plugs and switches throughout, as per vendors standard specifications.
- 51. Up to ten (10) Slimline 4" LED pot lights throughout (excluding open to below/above and high ceilings, as per plan).
- 52. Interior light fixtures in all bedrooms, family room, kitchen, great room, dining room, living room, breakfast area, den, halls, laundry, and capped outlet in open to above areas as per vendor's specifications, as per design / model selected.
- 53. Weatherproof exterior outlets – one at front, one at rear, and one exterior plug on exterior balcony, if applicable as per plan.
- 54. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener and future central vacuum system.
- 55. Up to five (5) TV/Cable rough-in wiring throughout home, with locations to be determined at pre-wire consultation appointment.
- 56. Up to five (5) Tel./Data rough-in wiring throughout home, with locations to be determined at pre-wire consultation appointment.
- 57. Two (2) USB electrical outlet combination receptacles located in Kitchen and Primary Bedroom.
- 58. **Technology Package** consisting of:
 - a. One (1) Front Door Video Intercom;
 - b. One (1) Smart Lock for Garage door into house (if grade permits);
 - c. Two (2) Smart Light Wall Switches;
 - d. Two (2) Smart Flood Sensors;
 - e. One (1) Smart thermostat;
 - f. One (1) M4 Panel;

SUPERIOR CONSTRUCTION

- 59. Poured concrete basement walls with heavy duty damp proofing, drainage board, weeping tiles and blanket insulation, as per code.
- 60. Oversized basement windows as per plan, (window wells may be required as per grading).
- 61. 2"x6" wood framed exterior wall construction.
- 62. Conventional air circulating system (HRV) – simplified/partial.
- 63. High efficiency natural gas furnace with two stage ECM Motor.
- 64. Poured concrete porch and steps, as per plan.
- 65. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
- 66. Spray foam insulation in garage ceiling and below habitable areas.
- 67. Rough-in three-piece plumbing (drain pipes only) in basement for future bathroom as per vendors standard location, and as per plan.
- 68. Enclosed service stairs to be paint grade finish. Exposed service stairs include stained oak stairs, as per plan.
- 69. All garage walls to be fully drywalled and to be prime painted.

WARRANTY

The Tarion Warranty Program offers:

- Seven (7) Year protection on structural defects.
- Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors.
- One (1) Year protection on workmanship and material defects.

All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole Discretion to select the style and/ or colour shall be from the Vendor's predetermined standard selections. Useable square footage may vary from stated floor areas.

**After the first year, subscription for the services is required. Consult with the Builder's Supplier Representative for details.*

**High-speed internet and wifi required for cameras and video intercom remote viewing.*